

Call to Order:

The meeting was called to order at 8:09 p.m. Present were Chair, Joan Duff, members Vincent Chiozzi (arrived at 8:16 p.m.), Jay Doherty, Eric Macaux and associate member Zach Bergeron; also present was Jacki Byerley, Town Planner

Restaurant Depot – 146 Dascomb Road:

Ms. Duff opened the continued public hearings on an application filed by Restaurant Depot for an ID2 Use Special Permit for a Grocery Use and a Change in Parking Requirements Special Permit at 146 Dascomb Road.

Ms. Byerley explained to the Board that the hearing was held open for sewer capacity confirmation, and the applicant has received confirmation from both Tewksbury and Andover that they have the necessary capacity for the use. The agreement needs to be reworked to name Restaurant Depot as the new owner of the building, but the applicant has shown that capacity has been allocated to them and they can follow through on the permit.

Mr. Macaux asked about the Board's concern about the traffic. Ms. Byerley responded that a traffic study has been performed and the applicant will implement the recommendations from it. The Board brought up concerns about the future use of the remainder of the building which is currently used as warehousing. The Board cannot regulate future use of the building if they do not know what that use will be. If retail or any other high functioning use were to come in they would have to go through the Special Permit process with the Board. The Board stated that they were comfortable with that. Mr. Byerley recommended that Board close the public hearings and make the findings required for the issuance of a Special Permit.

On a motion from Mr. Macaux seconded by Mr. Bergeron the Board moved to close the public hearings for ID2 Use Special Permit and Change in Parking Requirements Special Permit for 146 Dascomb Road, Restaurant Depot. **Vote:** Unanimous (4-0).

Restaurant Depot – 146 Dascomb Road Deliberations:

Ms. Byerley informed the Board of the specific criteria for a Special Permit for ID2 Use. This proposal meets all of the criteria. It will have a positive economic benefit to Andover, by providing a convenient service to Downtown Andover restaurant. The business will also provide new jobs and revitalize an existing building without any additional impacts. An existing building which is compatible with the surrounding area will be reused. The new parking area is appropriate with its placement, and they are providing 8% landscaping within that new parking area. A traffic study has been submitted that suggests certain mitigation measures including the removal of vegetation along Dascomb Road, the restriping of Smith Drive and a stop sign placement. The developer has provided landscaping plans for the site and has shown parking that can serve the building as a whole and not just that specific use. The developer performed a traffic study and agreed to the mitigation measures suggested from that study and to also join the Junction Transportation Management Organization.

On a motion by Mr. Macaux seconded by Mr. Bergeron the Board moved to find Restaurant Depot's use of 86,600 sf of the existing building at 146 Dascomb Road complies with the requirements and criteria of Sections 9.4.10 and 5.1.9, and the findings of Section 9.4 of the

Restaurant Depot – 146 Dascomb Road Deliberations (cont'd):

Andover Zoning Bylaw. Further the Board conditionally approve the special permits submitted by Restaurant Depot for a Grocery Use and Change in Parking Space Requirements at 146 Dascomb Road. **Vote:** Unanimous (5-0).

Minutes:

On a motion by Mr. Macaux seconded by Mr. Doherty the Board moved to adopt the minutes of May 14th, May 28th June 11th, July 16th and August 13th 2013 as submitted. **Vote:** Unanimous (5-0).

Adjournment: The meeting was adjourned at 8:20 p.m.